

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: October 27, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning

Call to Order

Mr. Julian called the meeting to order at 7:02 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Karen Plummer, present; Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

Old Business

ARC 05-15 Marcan Residence, 516 South Grove Avenue
Petitioner: Ken Marcan

The petitioner is not ready to proceed with the case at this time.

Ms. Plummer moved to continue ARC 05-15 until the ARC Meeting on November 17, 2005. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell. Nay: None. Motion carried; ARC 05-15 continued to ARC meeting on November 17, 2005.

ARC 05-25 Sagehorn Residence, 635 South Cook Street
Petitioner: Sherri Sagehorn, Owner

The petitioner is not ready to proceed with the case at this time.

Ms. Plummer moved to continue ARC 05-25 until the ARC Meeting on November 17, 2005. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell. Nay: None. Motion carried; ARC 05-25 continued to ARC meeting on November 17, 2005.

ARC 05-13 Bank of America, 500 N. Hough Street
Petitioner: Luigi Fraceschina and Ray Kennedy, Gensler Architects

Mr. Julian started by introducing the building details to be discussed.
Four building details will be discussed at this meeting, and are as follows:

1. Window Configuration
2. Window Materials
3. Awning Color
4. Cornice Detail

Mr. Coath noted that the petitioner had unified the proportions of the windows as suggested. All were in agreement that the window proportions were acceptable.

Mr. Fraceschina showed a window sample for materials only. It is not the actual window to be used. The window is described as dark gray in color. Mr. Fraceschina did not recall the actual name of the window color.

Ms. Plummer asked that he find the name and submit for the record.

Mr. Fraceschina responded that he would submit the actual window color.

Mr. Coath asked who the maker of the window is.

Mr. Fraceschina responded that it is a Traco window.

Mr. Coath noted that the ARC would prefer to see true muntins opposed to faux muntins.

Mr. Kennedy replied that true muntins would be used.

Mr. Coath noted that the midrail on the window seemed thick and out of proportion.

Mr. Kennedy responded that this is only a sample and that the actual window would be more in line regarding the proportions.

Mr. Coath commented on what he would like to see in regard to the windows. He explained that he hopes to see a more standard and traditional double hung sash window. They are concerned about seeing a window that is too contemporary in style.

Mr. Julian questioned whether the color of the window appeared too dark.

Mr. Coath asked how the window would meet the masonry opening.

Mr. Fraceschina replied that they do not have that detail drawing yet, but as discussed previously there would be a brick mold, not a caulk joint.

Mr. Coath asked if the color of the canopy is on their display board.

Mr. Julian stated that he was concerned about the canopy color looks gray.

Ms. Plummer stated she thought that the champagne color would work well with the dark gray color of the window.

Mr. Julian stated that Mr. Coath would review the cornice detail and that he would defer to Ms. Plummer on the color of the canopies.

Mr. Wallace asked the committee if they were all ok with colors displayed on the boards. Mr. Wallace noted the colors for the record.

Windows:	Traco 9900 in dark gray (actual color to be submitted at a later date)
Brick:	Boral Bricks, Virginian. (To match development)
Awning Fabric:	Sunbrella Cadet Gray
Slate:	Black Mist
Cast Stone:	Thunderstone/Wheat
Canopy:	Champagne Metallic

Mr. Coath suggested making the cornices appear more classical in design. The larger cornice has a projection on upper part of 3.5 inches. Suggested changing it by pulling the frieze section in and dropping it down. On the smaller cornice, Mr. Coath suggested taking out the panel and run it straight and flat. It would then appear as a simplified version of the larger cornice.

Mr. Coath stated on the tower cornice, he would suggest pulling in the 3-inch projection to make it look more like a molding under the cornice. As it is now it looks too heavy. Mr. Coath suggested pulling it back to a one-inch projection.

Mr. Julian noted that the petitioner could get a building permit provided that these details are revisited at a later date.

Mr. Coath stated to keep the building in a more traditional style.

Mr. Julian asked if there are any motions. There were no motions.

Mr. Wallace addressed questions on the windows. He confirmed that the brick mold would be a minimum of two inches wide.

Ms. Plummer replied that the window color was approved, and the petitioner would get the color name to the committee for the record.

Mr. Wallace summarized the ARC's findings: he confirmed the colors of the brick, awning fabric, slate, cast stone, canopy material, and stated the cornice details should be worked on to be more closely in touch with classical forms.

Mr. Julian suggested the petitioner bring in a sheet showing the cornice options. He stated that they are not required to be present at the meeting as long as a list is provided to staff to show the options.

Mr. Julian asked if there was a motion to approve the details as submitted subject to recommendations and conditions and subject to the petitioner bringing back cornice details to be reviewed.

Mr. O'Donnell made a motion to approve the details as submitted subject to recommendations and conditions and subject to the petitioner bringing back cornice details to be reviewed. Ms. Plummer seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell. Nay: None. Motion carried.

New Business

ARC 05-26 Gaffrig Residence, 225 Coolidge Avenue (Historic)

Petitioner: Steve Thomas, Reed Architects

Mr. Julian noted that this is a preliminary meeting for a second story addition and remodel

Mr. Julian informed Mr. Thomas this is an informal meeting, to present ideas only without specifics.

Mr. Thomas provided a model of the home showing the proposed new roof line.

Mr. Julian stated that the ARC has preliminarily determined that the residence is a contributing structure. The final determination for the record will occur at the Public Hearing.

Mr. Julian is concerned with the front elevation of the proposed roof line. He stated the model is helpful because it looks better than on paper in regard to the size.

Mr. Julian read the following from the staff report regarding each item that the ARC is to review relative to the petition:

The appropriateness of the second story addition:

Mr. Julian stated he is a little concerned with the second story addition.

Whether or not additions that have acquired significance in their own right are being removed:

Mr. Julian stated that the addition does not have significance and he does not have a problem with the petitioner removing it.

Whether or not the minimum amount of historic material necessary is being removed for the addition

Mr. Julian stated he thinks more than is necessary is being removed. he thinks it is important to preserve as much as possible.

Differentiation of old and new:

Mr. Julian said it is pretty good.

Materials, such as siding, doors, windows, trims/trim method, roofing, chimney, terrace and gutters/downspouts:

Mr. Wallace asked Mr. Thomas to give the committee guidance on what their plans are.

Mr. Thomas stated they plan to go back to the intended siding and windows used originally.

Mr. Julian asked about gutters.

Mr. Thomas replied similar roofing and gutters would be used.

Mr. Julian asked if the chimney would be removed.

Mr. Thomas stated that the front existing chimney would remain, and that a new additional chimney would be installed in the addition.

Mr. Julian asked about the old portion of the house. What do they propose to restore? Mr. Julian stated that this Sears Catalog house seems to be missing a lot, and is unsure if some of the missing features were ever there.

Mr. O'Donnell stated he is a little concerned about the two story addition. He asked if there is a way to lose the aluminum siding on the house.

Mr. O'Donnell asked if the windows are original.

Mr. Thomas stated the house contains many different types of windows. He proposed to go to a wood 3-

over-1 window.

Mr. O'Donnell stated the windows have to be wood. Vinyl and aluminum are not permitted.

Mr. Coath suggested they could take the aluminum siding off the front.

Mr. Julian stated that a lot of character is missing on the home due to the aluminum siding.

Mr. O'Donnell stated he is concerned about the height of the new roof.

Mr. Thomas replied that they had considered doing a one-story remodel but it takes up too much of the yard.

Mr. O'Donnell said he is not concerned with the two-story, but just concerned that the house may get swallowed up by it.

Mr. Thomas explained that the house is on a fairly narrow lot and that by doing a two-story addition they keep the open backyard feel that all the neighbors share. He also stated that they tried to incorporate it into existing elements such as the dormer.

Mr. Coath stated that the addition swallows the proportions of the original house. He said that the house itself through many remodels has changed and does not appear to closely match its original structure.

Mr. Thomas stated they have tried to maintain the front elevation with as little visual impact as possible.

Mr. Julian asked if they had considered going out a little on each side.

Mr. Thomas stated they cannot go out on the sides because the house is against or over the set back line on one side.

Mr. Coath asked about the siding. Plans state to use hardiboard in rear with a 2-1/2-inch exposure. he suggested that the aluminum siding may have protected the original siding.

Mr. Thomas stated they are still in beginning of the plans and they are trying to get a preliminary reading on the plans.

Mr. Coath asked if the house is the primary residence of the owner.

Mr. Thomas answered that it is the primary residence.

Ms. Plummer stated that the windows on the east side of the home seem larger than normal.

Mr. Thomas stated they are original existing windows. They are solid pane glass windows.

Ms. Plummer said they seem modern and you do not normally see those types of windows.

Mr. Julian questioned why they would choose to add on to this home instead of buying a larger home in the same area.

Ms. Plummer stated that the siding may look strange because two different types are being used.

Mr. O'Donnell would like to see an effort to save the original siding and use cedar to match the front. Preservation efforts would help him accept losing the rear of the home in the addition.

Mr. Julian stated that he feels there is opportunity to expand on a one-story level. He stated he wonders if

they are doing a second-story addition merely because it is the easier thing to do.

Mr. O'Donnell pointed out that on the west side of the residence is one-story home and to the east is a 1-1/2- story home.

Mr. O'Donnell asked the square footage of the house.

Mr. Thomas estimated it at about 1200 square feet.

Mr. Julian stated he would like to see the home added to out the back instead of adding a second story.

Mr. Thomas stated their concern with that is that there will then be very little backyard.

Mr. Julian asked if the owners have spoken with the neighbors about the project.

Mr. O'Donnell suggested that they do speak with their neighbors about it, so that it is not a surprise.

Mr. Wallace asked Mr. Coath what his opinion is on the second story addition.

Mr. Coath responded that he is willing to accept it. He stated that he didn't think one story could be made to work.

Mr. Wallace then asked Ms. Plummer the same.

Ms. Plummer stated that normally she would be concerned about the second story overwhelming the home. She said due to land in front of the home sloping down the visual impact is not as great when viewing from the street or sidewalk. She added that she understands why the owners would want an addition.

Mr. Wallace proposed question of the differentiation of old and new and how that works in regard to the siding? He said the addition appears to be designed to blend. He asked the ARC to comment on the differentiation aspect and also the cementitious versus cedar siding.

Mr. Julian asked Mr. Wallace if he is asking if the siding is an opportunity to differentiate the old from the new.

Mr. Wallace asked if they think differentiation of old and new is going to have to be pursued further than what is seen in the drawings.

Mr. Julian responded that he does think so.

Ms. Plummer added that there would have to be something to differentiate the old from the new if they recommend taking off the aluminum siding. She highly recommends removing the aluminum siding.

Mr. Wallace asked is it the consensus of the ARC that they strongly recommend removal of the aluminum siding.

Mr. O'Donnell said yes they recommend that. He also added that if the aluminum is removed and the siding underneath is beyond repair he would rather see cementitious than aluminum put on the home.

Mr. Coath said he does not place a lot on emphasis on the differentiation of the old and the new. He can always read the old construction from the new.

Mr. Wallace asked if the preference is cedar lap siding.

Mr. Julian stated that they encourage cedar lap siding.

Mr. Wallace asked about the gutters. The original home appeared to have half-round gutters. Would the ARC have issue with the half-rounds versus the “K” gutters that are on there now?

Mr. Julian stated that he would feel better about the two-story addition if the materials used meet expectation and quality of building is good.

Mr. Wallace referred to the terrace mentioned in the staff report. He said the materials seemed a bit modern. Does anyone have an objection to the terrace?

Mr. Julian asked if they have a terrace material.

Mr. Thomas commented that hadn’t resolved the materials yet. It would most likely be something like a flagstone.

Mr. Julian asked if they should make specific recommendations on the materials.

Mr. Wallace said they should if they feel it is important.

Mr. Julian stated flagstone sounds good to him.

Mr. O’Donnell agreed flagstone would be a suggestion. Also indicated that bluestone would be acceptable.

Mr. Wallace asked if the ARC can give petitioner examples of what materials and details would be needed at the final.

Mr. Julian replied that the following would be needed at the final:

- | | |
|-----------------|------------------|
| -Window sample | -Pergola |
| -Cornice Detail | -Brick (chimney) |
| -Doors | -Siding Color |
| -Roofing | |

Mr. Julian suggested that this might be a time to see what is under the aluminum siding to see what the condition is underneath, particularly in a place where it would be exposed anyway because of the addition..

Mr. O’Donnell asked if the soffits in the front are aluminum

Mr. Thomas answered yes they are.

Mr. O’Donnell stated that it would be best if the soffits and fascia were not aluminum.

Mr. Julian asked if the petitioner has any questions for the ARC.

Mr. Thomas did not have any questions.

Approval of Minutes

Minutes for August 25, 2005 were reviewed.

Mr. Julian, Mr. Coath and Ms. Plummer made corrections to the minutes.

Mr. Julian asked if there was a motion to approve the minutes from 8/25/05 subject to the changes discussed.

Mr. Coath made a motion to approve the minutes of August 25, 2005, with the changes noted. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell. Nay: None. Motion carried.

Minutes for October 13, 2005 were reviewed.

Mr. Julian noted some corrections to the minutes.

Ms. Plummer made motion to approve the minutes of October 13, 2005 subject to changes discussed. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell. Nay: None. Motion carried.

Planner's Report

Mr. Wallace provided information on future cases.

There will be a special meeting on November 3, 2005 for review of the new historic district survey.

Mr. Wallace asked if an existing metal door is deteriorating can it be replaced with a metal door or does it have to be replaced with a wood door?

Mr. Julian stated they must replace with a wood door.

Mr. Coath added it is against the ordinance to use a metal door.

Mr. Julian stated that if it is a non-contributing and non-primary facade without high visibility from the street it would be okay for a metal door. On any primary facade must use a wood door.

Mr. Wallace passed out a list of addresses to be further reviewed in the new historic district survey.

Ms. Plummer addressed a tanning salon on Northwest Highway that has frequent sign changes. She requested Mr. Wallace take a look at the business.

Mr. Wallace stated they are on a regular route citing people for sign violations.

Mr. Coath mentioned two houses on North Avenue that are under construction.

Ms. Plummer defended them stating that they are being improved and that they saved the original structures. Mr. Coath said they are both gross and that they are builder fantasies. He said builders are zeroing in and taking advantage in that area.

Adjournment

Ms. Plummer moved to adjourn the meeting. Mr. O'Donnell seconded the motion. Voice note recorded all ayes. The motion carried.

Meeting adjourned at 10:00 pm

Respectfully submitted,
Shannon Conroy
Recording Secretary

John Julian III, Chairperson
Architectural Review Commission